

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
SPECIAL Meeting
THURSDAY, February 20, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), R. Hall, K. Holt, B. Pociask
Members absent: B. Chandy, G. Lewis, P. Plante, K. Rawn, B. Ryan
Alternates present: P. Aho, V. Ward, S. Westa (5:11 p.m.)
Staff Present: Linda Painter, Director of Planning and Development
Grant Meitzler, Assistant Town Engineer/Wetlands Agent

Chairman Goodwin called the meeting to order at 5:02 p.m., and appointed Alternates Aho, Ward and Westa to act in the absence of several members.

Approval of Minutes:

a. February 3, 2014 Special Meeting

Hall MOVED, Pociask seconded, to approve the 2-3-14 minutes as written. MOTION PASSED UNANIMOUSLY. Ward noted for the record that she listened to the recording.

Zoning Agent's Report: None.

Old Business:

a. Pre-Application Discussion Requests

Linda Painter, Director of Planning and Development, reviewed her 2/18/14 draft policies and procedures for pre-application reviews. Members discussed suggested changes and Goodwin requested this be tabled to the next meeting to allow all members more time to review and recommend revisions for the next meeting.

b. Green Subdivision – Default on Common Driveway Bond

Members agreed with Painter's 2/13/14 memo to extend the deadline for completion on the driveway to September 1, 2017. Staff will draft a letter for signature by the Chair.

c. Request for DEEP Presentation on Contaminated Properties

Painter noted that the presentation is scheduled for the March 3, 2014 meeting, not March 4, 2014 as was erroneously listed on an earlier PZC agenda.

d. UCONN Innovative Partnership Building Comparative Evaluation

Painter reviewed her 2/13/14 memo and Paul Ferri, Environmental Compliance Analyst at the UCONN Office of Environmental Policy, supplemented her comments.

After discussion, Aho MOVED, Ward seconded, that the PZC authorize the Chair to submit the following comments to the University as a supplement to the comments previously submitted by the Town Council:

- The IPB should not be granted a certificate of occupancy until the North Hillside Road extension to Route 44 is completed and signals are optimized.
- UCONN should prepare an analysis identifying how the Route 195 intersections with North Eagleville Road and Gurleyville Road will operate once both the road and building projects are completed to determine whether the opening of North Hillside Road will result in improvements to current intersection operations, or if mitigation measures need to be expedited.
- In the case that completion of the road were to be delayed, no occupancy of the building should occur until UCONN has:

- Conducted an analysis of the impacts on the North Eagleville Road/Hunting Lodge Road intersection and determined what if any mitigation measures are needed. This analysis should be provided to the Town for review and comment.
- Installed mitigation measures to improve operations of the intersections of Route 195 with North Eagleville Road and Gurleyville Road.
- Completion of a comprehensive traffic study and transportation plan that takes both Tech Park and Next Generation Connecticut development into account prior to development of future buildings in the technology park. This study should include impact on local as well as state road networks, and should include multi-modal improvements.

MOTION PASSED UNANIMOUSLY.

e. UCONN: New Residence Hall and Engineering Building

Painter reviewed her 2/3/14 memo and Jason Coite, Environmental Compliance Manager at UCONN Office of Environmental Policy, supplemented her comments.

After discussion, Holt MOVED, Hall seconded, that the PZC authorize the Chair to submit the following comments to the Town Council for inclusion in a letter to the University signed by both the Mayor and Chair:

- Completion of both a campus master plan and Next Generation Connecticut impact study prior to construction of additional buildings related to the NextGen initiative. These studies should include a comprehensive, multi-modal transportation plan for the build-out of the campus that considers impacts to the local transportation network, including off-campus improvements for vehicular, pedestrian, bike and transit circulation.
- Completion of traffic studies that evaluate potential impacts of the proposed buildings on the local road network in addition to the state road network as part of the OSTA permitting process to confirm the conclusion that no significant impacts are anticipated. This analysis should address any needed mitigation and should be made available to the Town for review and comment prior to submission to OSTA.
- Identification of specific measures that will be used as part of each project to reduce impacts on the Eagleville Brook watershed.

MOTION PASSED UNANIMOUSLY.

New Business: None.

Mansfield Tomorrow | Our Plan ▶ Our Future: Draft plan to be ready next week and printed copies will be made available for all members.

Reports from Officers and Committees:

Ward reported that the Regulatory Review Committee met earlier today (2/20/14) and significant progress was made. The next meeting date is still to be determined.

Communications and Bills: None.

Adjournment: The Chairman declared the meeting adjourned at 5:55 p.m.

Respectfully submitted,

Katherine Holt, Secretary